

# DPZ Staff Presentation

Fairfax County Department of Planning and Zoning  
ROUTE 28 STATION AREA-SOUTH WORK GROUP

November 14, 2012

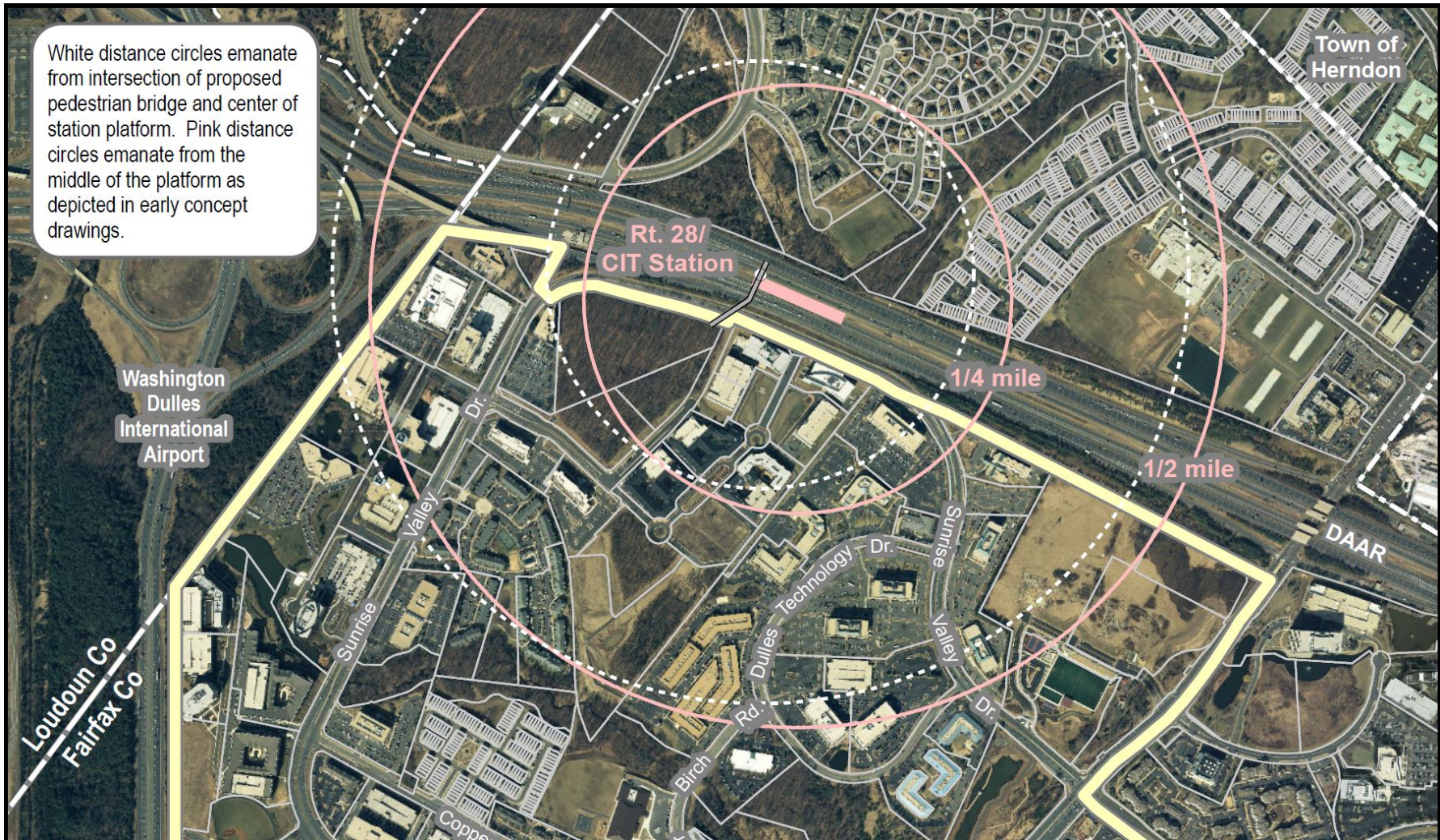
# Agenda

2

1. Administrative Items
2. Shift in  $\frac{1}{4}$  Mile and  $\frac{1}{2}$  Mile Radius
3. Discussion and Vote on Development Potential
4. Next Steps

# Westward Shift in $\frac{1}{4}$ & $\frac{1}{2}$ Mile Radius

3



# Development Levels for Impact Analysis

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Table 2

<b>DEVELOPMENT LEVELS FOR IMPACT ANALYSIS (Rt. 28 Station South Study Area)</b>			
	<b>SCENARIO E</b>	<b>SCENARIO E.1</b>	<b>SCENARIO G</b>
Total Residential	8,509,128	9,503,544	10,741,889
Total Commercial	11,891,015	10,815,440	10,171,187
<b>Total Development</b>	<b>20,400,143</b>	<b>20,318,984</b>	<b>20,913,076</b>

# Transit Station Area- Mix of Uses

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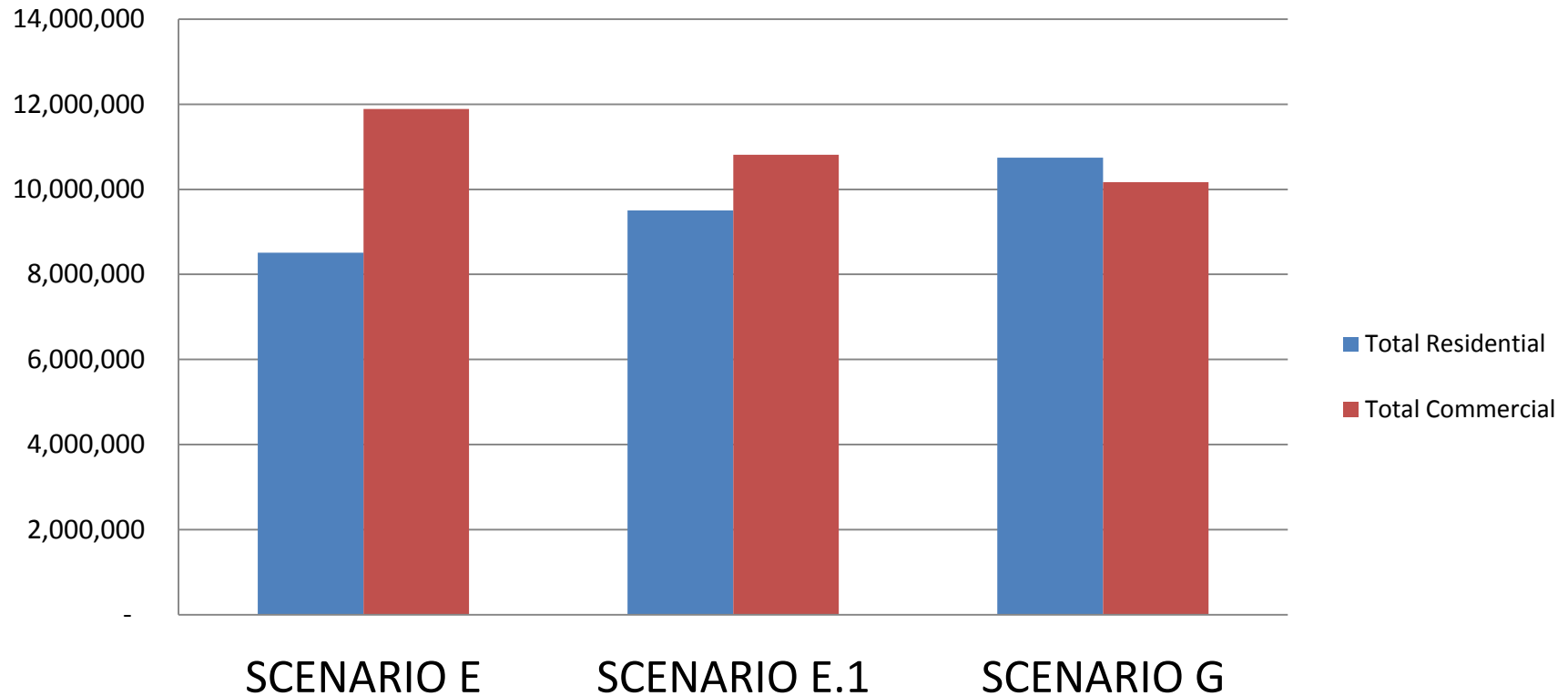
Table 1

<b>PLANNED MIX OF USES (new development + existing development) : Scenario G</b>									
Distance from station	0 -- 1/4 mile			1/4 -- 1/2 mile			1/2 + mile		
	e	e.1	staff rec.	e	e.1	staff rec.	e	e.1	staff rec.
office	50%	43%	45%	45%	37%	35%	64%	50%	50%
retail	1%	2%	2%	1%	2%	2%	2%	2%	5%
institutional	0%	2%	0%	0%	1%	0%	0%	1%	0%
hotel	12%	4%	3%	11%	10%	8%	0%	2%	0%
residential	36%	49%	50%	43%	49%	55%	35%	45%	45%
TOTAL	99%	100%	100%	100%	99%	100%	101%	100%	100%

# Development Levels for Impact Analysis

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**DEVELOPMENT LEVELS FOR IMPACT ANALYSIS  
(Rt. 28 Station South Study Area)**



# JOBS-HOUSING RATIOS

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Table 4

<b>JOBS-HOUSING RATIOS FOR IMPACT ANALYSIS (Rt. 28 Station South Study Area)</b>			
	<b>SCENARIO E</b>	<b>SCENARIO E.1</b>	<b>SCENARIO G</b>
Total Jobs	35,459	32,230	30,543
Total Residential Units	7,091	7,920	8,957
JOBS-HOUSING RATIO	<b>5.0</b>	<b>4.1</b>	<b>3.4</b>

# SCENARIO G

## (IMPACT ANALYSIS AMOUNT)

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SCENARIO G (IMPACT ANALYSIS AMOUNT)						
Distance from Station	0 -- 1/4 mile	1/4 -- 1/2 mile	1/2 + mile	TOD Area Total	Non-TOD Area	Total Study Area
Residential (units)	1,687	3,165	1,100	5,952	3,005	8,957
Residential	2,025,377	3,788,592	1,321,498	7,135,467	3,606,422	10,741,889
Office	1,761,710	2,286,427	1,688,746	5,736,883	2,354,019	8,090,902
Other Commercial	54,918	888,891	155,265	1,099,074	981,211	2,080,285
Total Commercial	1,816,628	3,175,318	1,844,011	6,835,957	3,335,230	10,171,187
Total Development	3,842,005	6,963,910	3,165,509	13,971,424	6,941,652	20,913,076

# Route 28 Transit Station Area-South

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## Work Group & Staff

Working Group finalize  
land use level and mix

DPZ Provides Reston &  
Rt. 28 Land Use Input  
[Nov. 2012]

Develop Plan Text  
[Winter 2012/13]

Publish Staff Report



## Transportation Analysis

Final Transportation Analyses  
[Dec. 2012- Jan 2013]

Testing Specific Improvements  
[Feb. - Mar. 2013]

Prepare VDOT Submission  
[April 2013]

VDOT Review [May-July 2013]

PC & BOS Public Hearings [Fall 2013]

# Development Levels for Impact Analysis

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Table 3

<b>DEVELOPMENT LEVELS FOR IMPACT ANALYSIS</b> <b>(Rt. 28 Station South Study Area)</b> <b>By Land Use Type</b>			
	SCENARIO E	SCENARIO E.1	SCENARIO G
Office	9,416,720	8,289,251	8,090,902
Retail	531,279	668,466	749,843
Industrial	-	-	-
Institutional	149,173	318,442	149,173
Hotel	1,793,843	1,539,280	1,181,269
Commercial TOTAL	11,891,015	10,815,440	10,171,187
Residential TOTAL	8,509,128	9,503,544	10,741,889
Residential (units)	7,091	7,920	8,957
<b>Total Development</b>	<b>20,400,143</b>	<b>20,318,984</b>	<b>20,913,076</b>